



Public Works Operations Facility – Project Summary

The Town of Upper Marlboro is proposing the development of a new, centralized Public Works Operations Facility designed to support the Town's current needs while providing capacity for future growth. The proposed facility would include approximately 10,000–12,000 square feet of heated enclosed space, four vehicle and equipment bays, administrative and training areas, a locker room, two showers, restrooms, a break room, storage and parts areas, and a bunk room for overnight emergency operations.

The site would also include a five-bay open-faced equipment shed, a large secured heavy-duty vehicle and equipment yard, employee parking, security fencing, controlled access, exterior lighting, stormwater infrastructure, and a dedicated heated vehicle and equipment wash area. The wash area would include hot and cold water, pressure-washing equipment, sloped floors, floor drains, and an appropriately designed wastewater system to allow vehicles and equipment to be cleaned during winter operations without exposing employees or equipment to freezing conditions.

The facility would significantly improve the Town's ability to maintain and protect its fleet and equipment while providing a more efficient and professional working environment for Public Works employees. More importantly, the combination of heated maintenance bays, emergency equipment staging, showers, a break room, bunk accommodations, and standby emergency power would allow Public Works personnel to remain operational for extended periods during snow events, severe storms, flooding, and other emergencies.

Current proposition

In the interim, the Town has an opportunity to lease an approximately 2,780-square-foot warehouse/office facility located directly adjacent to the Town's Police Department space. This property could provide an immediate solution to several of the Town's current space limitations while a permanent Public Works facility is being planned, designed, financed, and constructed.

The leased facility would allow the Public Works Department to completely vacate its current space at Town Hall, creating additional office capacity for incoming General Government staff and allowing the Town to better utilize Town Hall for its intended administrative functions. The existing Public Works yard could then be repurposed as additional equipment and material storage, providing greater flexibility during the transition period.



The lease would be funded through speed camera revenue, providing a dedicated funding source for the interim facility without placing the cost directly on the Town's General Fund.

There is also a suitable property immediately adjacent to the Police Department that is currently available for purchase. The property owners have expressed an interest in selling the property to the Town. This presents a potentially significant long-term opportunity. If the Town determines that the property is suitable for the future Public Works Operations Facility, leasing the adjacent warehouse/office space in the interim would provide the Town with a unique advantage: Public Works staff and Town leadership would be located immediately next door to the future construction site.

This arrangement would allow the Town to maintain direct oversight of the future facility's development, provide convenient access for project meetings and inspections, and allow Public Works personnel to remain closely involved throughout the design and construction process.